132.0	0003	0016.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,072,200	/	1,072,200
USE VALUE:	1,072,200	/	1,072,200
ASSESSED:	1,072,200	/	1,072,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
67		BARTLETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEONE DAVID A JR--ETAL
Owner 2:	LEONE PONS DENISE LEE
Owner 3:	
Street 1:	67 BARTLETT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .19 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1900, having primarily Aluminum Exterior and 2754 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8269.000	468,900	2,000	601,300	1,072,200
Total Card	0.190	468,900	2,000	601,300	1,072,200
Total Parcel	0.190	468,900	2,000	601,300	1,072,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 389.32 | /Parcel: 389.32

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 85099

GIS Ref

GIS Ref

Insp Date 07/21/18

!10322!

PREVIOUS ASSESSMENT

Parcel ID 132.0-0003-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	468,900	2000	8,269.	601,300	1,072,200		Year end	12/23/2021
2021	101	FV	454,400	2000	8,269.	601,300	1,057,700		Year End Roll	12/10/2020
2020	101	FV	454,400	2000	8,269.	601,300	1,057,700	1,057,700	Year End Roll	12/18/2019
2019	101	FV	353,300	2100	8,269.	634,700	990,100	990,100	Year End Roll	1/3/2019
2018	101	FV	352,400	2100	8,269.	467,600	822,100	822,100	Year End Roll	12/20/2017
2017	101	FV	352,400	2100	8,269.	447,600	802,100	802,100	Year End Roll	1/3/2017
2016	101	FV	352,400	2100	8,269.	414,200	768,700	768,700	Year End	1/4/2016
2015	101	FV	332,100	2100	8,269.	347,400	681,600	681,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:30:56

LAST REV

Date	Time
07/30/18	11:10:17
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10322

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HANAFIN JEREMIA	23184-38		5/14/1993		295,000	No	No	Y	

USER DEFINED

Prior Id # 1:	85099
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/22/2014	884	Re-Roof	2,000					
10/18/2006	892	Re-Roof	4,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	Inspected	PH	Patrick H
5/15/2018	MEAS&NOTICE	CC	Chris C
7/28/2014	External Ins	PC	PHIL C
2/6/2009	Measured	336	PATRIOT
11/1/1999	Meas/Inspect	263	PATRIOT
8/12/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8269		Sq. Ft.	Site		0	90.	0.81	10									601,262						601,300	

Total AC/HA:	0.18983	Total SF/SM:	8269	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 601,262	Spl Credit	Total: 601,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	0.99895310
Const Adj.:	0.99989998
Adj $ / SQ:	134.845
Other Features:	74716
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	637150
Depreciation:	168208
Depreciated Total:	468942

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

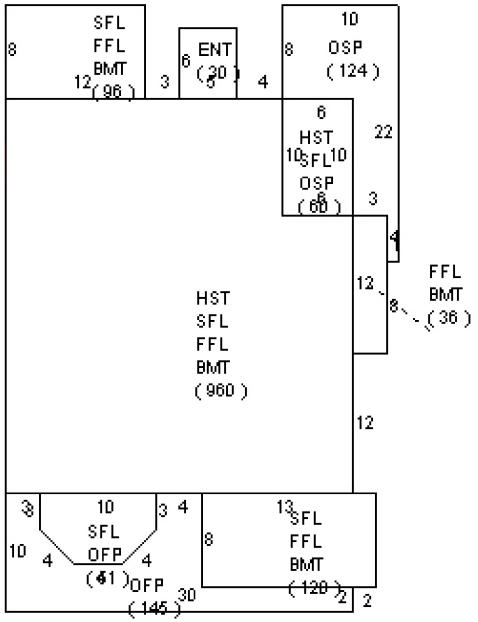
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	163.16
Special Features:	0	Val/Su Net:	101.25
Final Total:	468900	Val/Su SzAd	155.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,287	134.850	173,546
BMT	Basement	1,212	40.450	49,030
FFL	First Floor	1,212	134.850	163,432
HST	Half Story	510	107.880	55,017
OFP	Open Porch	196	24.920	4,884
OSP	Screen Porch	184	28.010	5,154
ENT	ENTRY	30	26.400	792
	Net Sketched Area:	4,631	Total:	451,855
Size Ad	3009	Gross Area	5141	FinArea 2754

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	50	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 132.0-0003-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	11X12	A	AV	1980	7.52	T	31.2	101			700			700
19	Patio	D	Y	1	48X14	A	AV	1980	2.81	T	31.2	101			1,300			1,300

More:	N	Total Yard Items:	2,000	Total Special Featues:		Total:	2,000